

# Palm Beach County

## Office Sales and Re-assessment Over 100,000 S.F.

Property	Sales Date	Year Built	Sale Price	Price/ S.F.	Size S.F.	2005 Assessment	2006 New Assessment	2006 Assessed to Purchase Ratio
Office Depot HQ, 2300 S. Congress Ave., Delray Beach.	Dec-05	1997	\$43,781,235	\$269.32	162,561	\$22,369,583	\$29,641,864	67.70%
APOC III, IV & V, 1001, 1155 & 1225 Broken Sound Pky. N.W., Arvida Park of Commerce, Boca Raton	Dec-05	1980,1981 1983	\$20,500,000	\$134.43	152,491	\$9,698,929	\$18,652,726	90.99%
2440-2478, 2540, 2541, 2500, 2580, 2581 Metrocentre Blvd.; 801, 1101 Northpoint Pky., West Palm Beach	Sep-05	1990,1991, 1998	\$23,500,000	\$138.10	170,161	\$15,939,280	\$20,639,860	87.83%
Office Depot Bldg., 750 Park of Commerce Blvd., Arvida Park of Commerce, Boca Raton	Sep-05	1986	\$20,000,000	\$146.69	136,341	\$12,250,000	\$15,500,000	77.50%
Bank of America Tower, 150 E. Palmetto Park Rd., Boca Raton	Jul-05	1970	\$34,200,000	\$312.44	109,462	\$21,000,000	\$27,200,939	79.53%
Forum, 1655,1665,1675 Palm Beach Lakes Blvd., West Palm Beach	Jul-05	1973-1977	\$30,000,000	\$109.08	275,038	\$14,000,000	\$23,000,000	76.67%
T-Rex Corporate Center, 4800-5002 T-Rex Ave., Boca Raton	Jun-05	1970	\$192,700,000	\$111.88	1,722,339	\$124,000,000	\$147,052,751	76.31%
Palm Court Plaza & Professional Center, 5130-5150 Linton Blvd., Delray Beach	Jun-05	1985	\$26,000,000	\$188.73	137,760	\$15,298,622	\$22,120,387	85.08%
595 Financial Center, 595 S. Federal Hwy., Boca Raton	Jun-05	2003	\$37,200,000	\$320.67	116,008	\$21,407,088	\$30,526,950	82.06%
791 Park of Commerce Blvd, Boca Raton	May-05	1994, 2000	\$26,125,000	\$189.13	138,132	\$17,000,000	\$22,400,000	85.74%
Boca Hamptons Plaza, 9070 Kimberly Blvd	Feb-05	1985	\$19,950,000	\$170.18	117,232	\$16,700,000	\$16,700,000	83.71%
One Clearlake Centre, 250 N. Australian Ave., West Palm Beach	Jan-05	1987	\$38,600,000	\$179.45	215,104	\$30,831,021	\$33,834,578	87.65%
Patriot Corporate Center, 951 N.W. 51st St., Boca Raton	Dec-04	1984	\$13,334,000	\$88.89	150,000	\$11,200,000	\$14,800,000	110.99%
1900-2000 N.W. Corporate Blvd, Boca Raton	Nov-04	1979	\$18,050,000	\$159.00	113,522	\$14,027,888	\$17,381,739	96.30%
Fountain Square, 2700 N. Military Trail, Boca Raton	Oct-04	1999	\$50,000,000	\$206.54	242,085	\$44,500,000	\$44,500,000	89.00%
Innovation Business Park, 15430 Endeavor Dr., West Palm Beach	Oct-04	1986	\$19,000,000	\$97.94	194,000	\$10,892,766	\$13,929,161	73.31%

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## Tax Re-assessment Study

**DTZ Rockwood**  
International Property Advisers